

RECEIVED
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2020 SEP 30 AM 10:47

EXHIBITS A1-A3

Volunteers of America

Greater New York

65 Charles Gay Loop, Wards Island, NY 10035
Phone: 212-369-8900

Date: 9/27/19

This is to introduce **Abraham Gross** who is currently a Resident at the
Schwartz Assessment Men's Shelter; He has been a resident at Schwartz since
12/19/81. The Shelter is located at 65 Charles Gay Loop, Ward's Island, New York,
NY 10035.

IDENTIFYING DATA:

DOB: 2/5/221

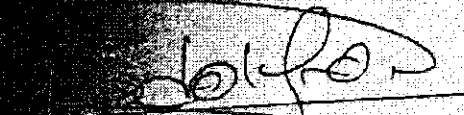
DOB: 1-289

DOB: 12/19/81

DOB: XXX-XX-5166

As a Resident in the shelter, client receives Lodging services, Toiletries, Three
meals a day and Case Management services. Please let this resident's letter serve
as a referral letter to Housing Preservation Development (HPD). Thank you for your
information and assistance with regards to this client; if there is any other information
required or need please feel free to contact me.

Sincerely yours,



Rodolfo Rivera
65 Charles Gay Loop, Wards Island, NY 10035 (Office 24)
Phone: 212-369-8900, Ext #6532



Breaking Ground/Waterline Square
330 West 42nd Street, 14th Floor
New York, NY 10036

6/10/2019

Abraham Gross
40 West 77st
10C
New York, NY 10024

Re: Waterline Square
675 West 59th Street | 400 West 61st Street | 645 West 59th Street
New York, NY, 10023
Log #: 5695

Dear Applicant:

We received your application for residency in the project indicated above. Based on the guidelines for eligibility for this project, your application has been rejected for the following reason(s):

 1. Upon complete review, your income and/or household size does not meet the guidelines. *See attached income eligibility chart.*

Your household income: _____

Your household size: _____

 2. Your income does not demonstrate a continuing need.

- ☐ Assets
☐ Property Ownership
☐ Gift Income
☐ Other: _____

 3. Criminal background check:

 X 4. Your application and/or documentation has been found to include inconsistent information.

 5. Failure to schedule an eligibility appointment or failure to attend a scheduled and confirmed appointment.

ENGLISH REJECTION NOTICE





Breaking Ground/Waterline Square
330 West 42nd Street, 14th Floor
New York, NY 10036

Date: 7/3/19

Abraham Gross
40 West 77th Street
Apt 10C
New York, NY 10024

Re: Waterline Square
675 West 59th Street | 400 West 61st Street | 645 West 59th Street
New York, NY, 10023
Log #: 5695

Dear Applicant:

We received your appeal of the rejection of your application for residency in the project indicated above. We have conducted an additional review of your application with the new information you provided. Unfortunately, based on the guidelines for eligibility for this project, your application has been rejected for the following reason(s):

- X 1. **Your income and/or household size does not meet the guidelines.**
See attached income eligibility chart.

Your household income: \$16,379.58

Your household size: 1

Extreme Reach: $\$498.65/6 = \$83.10833 \times 12 = \$997.30$

Net from Self-employment: \$2,627.66

Unemployment: \$12,754.62

Gift Income: \$0 (proof of receipt of income for at least 6 months was not provided)

2. **Your income does not demonstrate a continuing need.**

- ☐ Assets
☐ Property Ownership
☐ Gift Income
☐ Other:

3. **Criminal background check:**



- X 4. **Your application and/or documentation has been found to include inconsistent information.**

In your appeal letter you indicated that you receive 10,000 in gift income with no proof of said income being received and a letter was provided during the processing of your application that indicates a total of 1,000 monthly in gift income which equals to 12,000 not 10,000. The letter does not appear properly signed by the gift giver and it is not notarized in addition to no substantial evidence to prove that you are in receipt of this income for at least 6 months. Information being provided is inconsistent.

5. **You do not meet the definition of a household established by the Agencies. Therefore, you do not qualify for this program.**

6. **Your appeal and/or supporting documents were not submitted within the appeal period of 10 business days.**

7. **Failure to submit documentation by the deadline or failure to submit sufficient or complete documentation.**

8. **Credit and housing court history***

- ☐ For-cause eviction(s) within last 12 months. Case Index #: _____
- ☐ Bankruptcy filed within last 12 months
- ☐ Delinquencies, collections, money judgments, and liens exceed \$5,000

Please note that the City of New York has established Financial Empowerment Centers that offer free counseling to help you in improving your credit. A counselor can also help you deal with your debt and debt collectors and how to save for your monthly rent. We encourage you to call 311 to make a free appointment with a counselor so that you are better prepared for future housing lotteries.

9. **Other:**

If you believe your appeal has been rejected in error, you may submit a complaint to the agency indicated at the bottom of the page, in writing, within five (5) business days of the postmark date of this letter.



**Department of
Housing Preservation
& Development**
nyc.gov/hpd

**Office of Asset & Property
Management
Division of Housing Opportunity &
Program Services
100 Gold Street
New York, N.Y. 10038**

**LOUISE CARROLL
Commissioner**

**EVA TRIMBLE
Executive Deputy Commissioner**

**A. A. HENDRICKSON
Deputy Commissioner**

**MARGARET BROWN
Associate Commissioner**

July 9, 2019

Abraham Gross
40 West 77th Street
Apt 10C
New York, NY 10024

Re: Waterline Square, Log #5695

Dear Abraham Gross:

This letter is in response to the correspondence you filed with the City of New York Department of Housing Preservation and Development (HPD) regarding your application to: Waterline Square, which is a privately-owned development located in Manhattan. The lottery and lease up process for the affordable units are monitored by HPD.

Please be advised that tenant selection is the responsibility of the building owners and managing agents. As the supervising agency, HPD reviews requests by applicants to determine if there are any grounds to question or intervene in their decision using the information that was available to either the building owner or managing agent at the time of an applicant's submission.

HPD requested your file from management and reviewed it in its entirety. The primary reason for your rejection was that your household did not meet the minimum income required.

An applicant may have a combination of wages and self-employment income. Such applicants may also have sporadic unemployment income. Their income should be evaluated similarly to the instructions outlined in the self-employment section; however, the evaluation will include both W2 wages and self-employment income.

For applicants with "combination income," the most recent two years of tax returns should be reviewed and evaluated (page 52).

Households receiving gift income exceeding \$10,000/year are not eligible unless they would be income-eligible with or without the gift income (page 58).

Based on your file, your 2017 Historical Income is Wages \$9,565+ your 2018 Historical Income is Wages \$18,685+ Self-Employment \$0 + Unemployment Insurance \$2,600= \$30,850 /2= \$15,425

Your gift income is \$1,000 x 12= \$12,000 and it exceeds the maximum gift income allowed.

The minimum income for a single household at 60%AMI is \$37,578

Based on the above information, HPD finds no grounds to interfere in the decision regarding your application for this project.

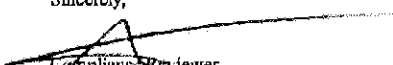
Please review our Marketing Handbook: <http://www1.nyc.gov/assets/hpd/downloads/pdf/developers/marketing-handbook.pdf>

In the case that an applicant's income changes after the eligibility appointment (for reasons other than change in household composition and such change impacts their eligibility for the unit for which they are in process, the Marketing Agent will not reconsider the application unless the change is due to an extenuating circumstance (page 42).

All of the applicants to this and similar developments are held to the same standards and subject to the same income calculation criteria.

Thank you for your continued interest in our programs, and we wish you the best success in your apartment search.

Sincerely,


Compliance Officer
Marketing and Affordability Oversight Program



Source in the office of James E. Johnson, New York City, advised that he had no record for Respondent, the New York City Police Department ("NYPD") in the above-captioned matter. Source advised that the Chicago Police Department ("CPD") in the above-captioned matter is not a party to this proceeding.

The Regulatory Agreements for the Subject Development

8. On November 15, 2016, the City of New York, HPD, and RCB1 Nominee LLC and RCB1 Affordable LLC, RCB3 Nominee LLC and RCB3 Affordable LLC, and RCB4 Nominee LLC and RCB4 Affordable LLC (collectively "RCB"), the owner of the subject development, entered into the Regulatory Agreements regarding the subject development. Copies of the three Regulatory Agreements are annexed collectively hereto as Exhibit "A."

9. Pursuant to the Regulatory Agreements, RCB contracted with Common Ground Management Corp. ("Breaking Ground")² to act as Administering Agent for the Subject Development. See Exhibit "A" at ¶ 11. As the Administering Agent, Breaking Ground agreed to ensure that the Subject Development's units would be rented "in compliance with [the Affordable Housing Plan and all of the requirements of [Section 23-911 of the New York City Administrative Code and the Inclusionary Housing Program Guidelines]" See *id.* at ¶ 11. The Administering Agent "shall be required to market the Affordable Housing Units in accordance with the Affordable Housing Plan." *Id.* at ¶ 21.

10. Pursuant to the Regulatory Agreements, the initial occupancy of the affordable housing units of the Subject Development, and the Administering Agent, must provide to HPD an initial report of occupancy. The Regulatory Agreement states, in pertinent part, as follows:

[The Administering Agent] shall submit to the City, by the deadline of 60 days after the initial occupancy of the affordable housing units of the Subject Development, an initial report of occupancy.

11. Pursuant to the Regulatory Agreements, the Administering Agent, Breaking Ground, the other named parties to the Regulatory Agreements, and the other named parties to the Regulatory Agreements, Breaking Ground,

1970-1971

Abstract The purpose of this study was to determine the effect of a 12-week, low-intensity, supervised walking program on the physical and psychological health of sedentary, middle-aged women. The study was a randomized, controlled trial. The subjects were 40 sedentary, middle-aged women who were randomly assigned to either a supervised walking program or a control group. The walking program consisted of 12 weeks of supervised walking, 3 times per week, for 30 minutes per session. The control group consisted of 20 women who did not participate in the walking program. The physical and psychological health of the women was assessed at baseline and at 12 weeks. The walking program had a significant positive effect on the physical and psychological health of the women. The walking program significantly improved the women's physical health, as measured by the 6-minute walk test, the 12-minute walk test, and the 400-meter walk test. The walking program also significantly improved the women's psychological health, as measured by the Beck Depression Inventory, the State-Trait Anxiety Inventory, and the Zung Depression Index. The walking program had no significant effect on the women's weight, blood pressure, or cholesterol levels. The results of this study suggest that a 12-week, low-intensity, supervised walking program can improve the physical and psychological health of sedentary, middle-aged women.

with the Administering Agent Agreement Inclusionary Housing Program
 and the Breckin Ground, which is annexed as an exhibit to the Regulatory
 Agreement. [Breckin Ground] the ongoing responsibility for insuring that each
 unit is occupied and, upon vacancy re-rented in compliance with the

Section 8 Housing Voucher Program in Subsidized Residential Developments

...ment Corporation ("HDC") and
...for Resident Selection and
...by HFD and
...Exhibit "B"

the Administering Agent shall submit to the Department an affidavit attesting that each Household occupying an Affordable Housing Unit complied, at Initial Occupancy, with the annual income eligibility requirements of the Program and that the Monthly Rent registered and charged for each Affordable Housing Unit, complied with the Monthly Rent requirements for such unit, at Initial Occupancy . . .

"Annual Income" shall mean the aggregated total income from all sources to be received by the household head and spouse and by each additional member of the household, including income derived from assets, for the twelve month period following the initial occupancy of the unit. The Administering Agent shall maintain all records and documents relating to the income of the household for a minimum of three (3) years from the date the household commences occupancy of the unit.

EXHIBITS B

Marketing Handbook

Policies and Procedures for Resident Selection and Occupancy
January 2020



MARKETING HANDBOOK, SECTION 4: OUTLINE OF PROCEDURES
4-4: Applicant Evaluation and Resident Selection

- b. In the case that multiple applications are received for any single person, all applications for that applicant must be found ineligible.
3. *Duplicate applications*
 - a. A "duplicate application" is defined as the appearance of any single person across two or more applications for any given project, where the same household members are present and all other information is the same.
 - b. Upon receipt of duplicate applications, the Marketing Agent will not find the applicant ineligible, but will consider only the application with the highest log number (lowest chance of being selected).
4. Applicants to rental projects may not be found ineligible or be rejected solely on the basis that the applicant receives Section 8 assistance or other qualifying government rental subsidy.
5. **The Developer and the Developer's family members, employees, agents, and employees of agents are prohibited from seeking or obtaining an affordable unit in the Project at any time, regardless of their position with the firm. This applies to the following parties:**
 - a. Any person holding an equity interest in the developer or any agent of the Developer;
 - b. Any director, officer, member or employee of the Developer or of any agent of the developer;
 - c. The spouse of any such person;
 - d. Any of their respective siblings, parents, grandparents, children, or grandchildren; or
 - e. Their respective spouses.
6. Employees of HDC are prohibited from seeking a unit in any project in which HDC is involved.
7. Employees of HPD may not seek units in buildings that have been involved in HPD programs or projects in the last three years if the employee either (i) works in the division which administers such HPD program or project, (ii) works in the Marketing Unit, (iii) is or was involved in decisions concerning such HPD program or project, or (iv) seeks, obtains, or purchases the housing through a process that is different in any way from the process through which members of the general public seek, obtain, or purchase such housing. Any HPD employee who is invited to confirm their eligibility for a lottery project must consult with the agency's Office of Legal Affairs to determine whether the City Charter, HPD policies or orders, or any other law or rule regarding conflicts of interest prohibits such employee from leasing or purchasing the apartment or home. The employee will be required to submit a statement from HPD that receiving such unit does not present a conflict of interest.

From: Pell, Shatara (HPD) <Pellis@hpd.nyc.gov>

Sent: Monday, July 8, 2019 11:05:20 AM

To: Teresa Palmieri; Dormi, Nidia (HPD); Vanessa Cucurullo; Stephanie Labarta; Sasha Williams; Jon Lee

Cc: Mombrun, Gabriel (HPD); Morgan, Monica (HPD); Hernandez, Victor (HPD); Lugo, Edwin (HPD)

Subject: RE: [REDACTED] waterline Square | Log [REDACTED]

Hi Teresa,

This file is out of order with skewed documents. The way this file was sent is completely tossed around and unprofessional and it needs to be resent in a decent order. I'm really confused, does Breaking Ground review the files they send to us?

Thank You,

Shatara Pell | Deputy Director | Marketing and Affordability Oversight Program
NYC Department of Housing Preservation & Development
212-863-6211

https://www1.nyc.gov/assets/doi/downloads/pdf/pr78garcia_72309.pdf

1 of 1

Automatic Zoom

TO FRAUDULENTLY OBTAIN APPROXIMATELY \$10,800 IN HOUSING SUBSIDIES

ROSE GILL HEARN, Commissioner of the New York City Department of Investigation ("DOI"), announced today the arrest of DIANE GARCIA on charges of failing to report income on recertification forms submitted to the City Department of Housing Preservation and Development ("HPD") to obtain approximately \$10,816 in housing subsidies she was not entitled to receive. The office of New York County District Attorney Robert M. Morgenthau is prosecuting the case.

GARCIA, 61, of Manhattan, has been charged with Grand Larceny in the Third degree, a class D felony, and Offering a False Instrument for Filing in the First Degree, a class E felony. Upon conviction, a class D felony is punishable by up to seven years in prison and a class E felony by up to four years in prison.

DOI Commissioner Rose Gill Hearn said, "Individuals seeking housing subsidies with the City should know that concealing their income will only result in arrest and prosecution. Today's arrest is part of DOI's ongoing commitment to root out housing fraud and preserve taxpayer funds."

DOI began its investigation after it was notified by HPD about irregularities regarding GARCIA's applications with HPD.

According to the criminal complaint, between July 2006 and August 2008, GARCIA was receiving housing assistance subsidies through HPD. DOI's investigation found that GARCIA failed to report to HPD the income she earned from working at a mental health not-for-profit in 2006 and 2007. Because that income was not included in documents submitted to HPD, GARCIA received approximately \$10,816 in housing assistance subsidies she was not entitled to receive.

In separate cases last week, DOI arrested three individuals on charges of fraudulently obtaining housing subsidies they were not entitled to receive. DOI's press release on that matter can be found at the following link:
http://www.nyc.gov/html/doi/pdf/pr70nycha fraud_71609.pdf.

DOI Commissioner Rose Gill Hearn thanked HPD Commissioner Rafael Cestero and New York County District Attorney Robert M. Morgenthau and their staffs for their assistance on this investigation.

The investigation was conducted by the Office of Inspector General for HPD, including Investigator Gabriel Mombrun, under the supervision of HPD Inspector General Peter L. Zanolin.

Assistant District Attorney George Bronner with the office of New York County District Attorney has been assigned to prosecute the case.

A criminal complaint is an accusation. A defendant is presumed innocent until proven guilty.

Selecting a help option will open new window

Current Search Criteria:

Document ID: 2011101100146001

Detailed Document Information

DOCUMENT ID:	2011101100146001	CRFN:	2011000367869	COLLATERAL:	N/A
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DOC. DATE:	10/7/2011	RECORDED / FILED:	10/18/2011 12:57:58 PM	SLID #:	N/A
DOC. AMOUNT:	\$275,458.00	BOROUGH:	MANHATTAN	MAP SEQUENCE #:	N/A
% TRANSFERRED:	100%	RPTT #:	N/A		
MESSAGE:	N/A				

PARTY 1

NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY
NYC PARTNERSHIP HOUSING DEVELOPMENT FUND CO, INC.	450 SEVENTH AVENUE	SUITE 2401	NEW YORK	NY	10123	US

PARTY 2

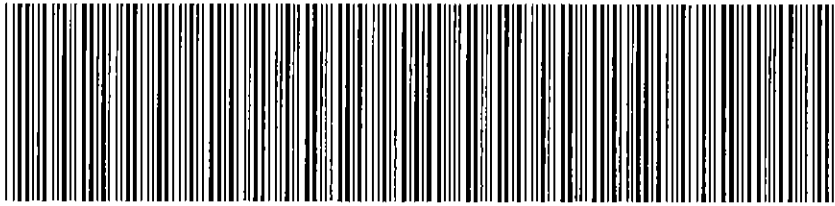
NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY
MOMBRUN, GABRIEL	212 SOUTH OXFORD STREET	UNIT 5F	BROOKLYN	NY	11217	US

PARTY 3/Other

NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2011101100146001001EB066
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 1
Document ID: 2011101100146001
Document Date: 10-07-2011
Preparation Date: 10-11-2011
Document Type: BOTH RPTT AND RETT
Document Page Count: 0
PRESENTER:

HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY
13TH FLOOR
NEW YORK, NY 10010
212-819-1130
rs@hirschensinger.com

RETURN TO:

HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY
13TH FLOOR
NEW YORK, NY 10010
212-819-1130
rs@hirschensinger.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2004	1003	Entire Lot 3	212 SOUTH OXFORD STREET
Property Type: SINGLE RESIDENTIAL COOP UNIT				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
GRANTOR/SELLER:

NYC PARTNERSHIP HOUSING DEVELOPMENT
FUND CO, INC.
450 SEVENTH AVENUE, SUITE 2401
NEW YORK, NY 10123

GRANTEE/BUYER:

GABRIEL MOMBRUN
212 SOUTH OXFORD STREET, UNIT 5F
BROOKLYN, NY 11217

FEES AND TAXES
Mortgage

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 0.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 1,102.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

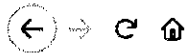
Recorded/Filed 10-18-2011 12:57

City Register File No.(CRFN):

2011000367869

City Register Official Signature





<https://www.6sqft.com/live-in-brooklyns-tallest-tower-for-833month-lottery-launching-for-150-units>



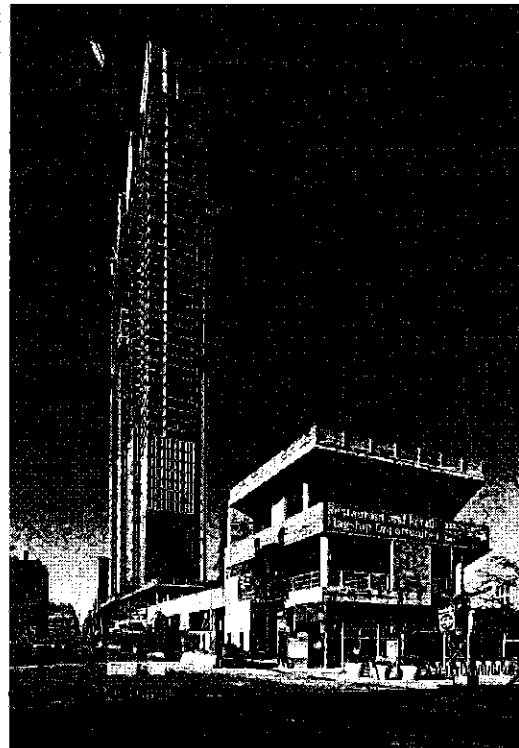
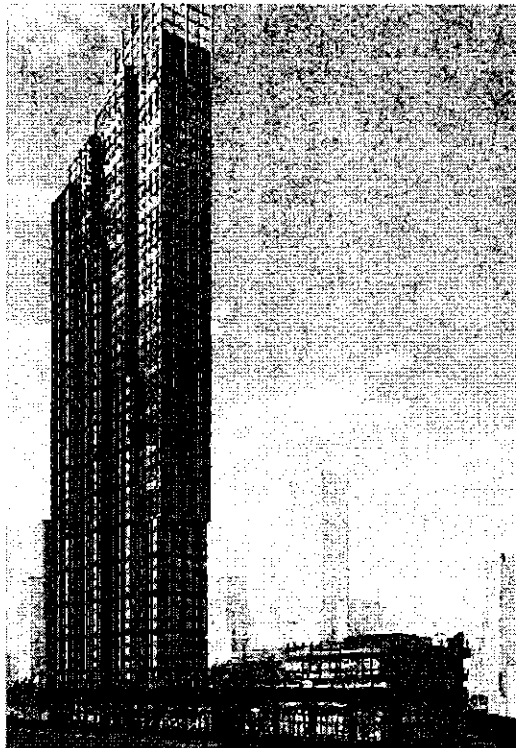
MY SQFT HOUSE TOURS WHERE I WORK NYC GUIDES THE URBAN LENS CELEBRITIES ARCHITECT




Live in Brooklyn's tallest tower for \$833/month, lottery launching for 150 units at 333 Schermerhorn

POSTED ON THU, OCTOBER 13, 2016 BY DANA SCHULZ



568
SHARES






<https://www.6sqft.com/live-in-brooklyns-tallest-tower-for-833month-lottery-launching-for-11>

[MY SQFT HOUSE TOURS](#)
[WHERE I WORK](#)
[NYC GUIDES](#)
[THE URBAN LENS](#)
[CELEBRITIES](#)
[ARC](#)

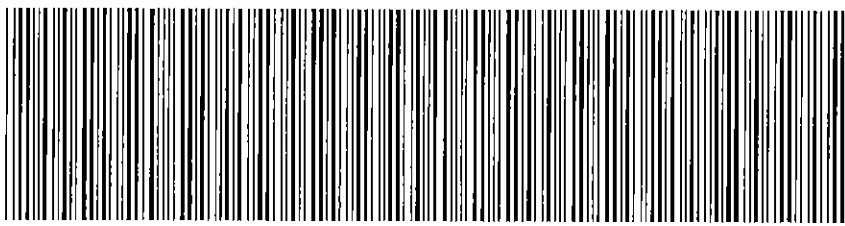
Unit Size	60% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent	Units Avail-able		House-hold Size	Annual Household Income <i>Minimum – Maximum</i>
Studio		\$833	46	→	1 person	\$29,898 - \$38,100
1 bedroom		\$895	85	→	1 person	\$32,058 - \$38,100
					2 people	\$32,058 - \$43,500
2 bedroom		\$1,082	19	→	2 people	\$38,503 - \$43,500
					3 people	\$38,503 - \$48,960
					4 people	\$38,503 - \$54,360

Designed by Dattner Architects, The Hub has a 42,000-square-foot retail base that extends across the streetfront, and the residential tower is rhythmically stacked to emphasize its verticality. Amenities, for which residents in the affordable units may have to pay an additional fee, include a landscaped outdoor terrace with sun deck, pool, fitness center with yoga studio, dog run, grilling terrace, children's playroom, and bike storage for every unit.

Qualifying New Yorkers can apply for the affordable units at 333 Schermerhorn Street starting tomorrow, October 14 until **December 15, 2016**. Residents of Brooklyn Community Board 2 will be given preference for 50 percent of the units. Complete details on how to apply are available [here](#) (pdf). Questions regarding this offer must be referred to NYC's Housing Connect department by dialing 311.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2015012101186008001E1FAA
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 53
Document ID: 2015012101186008
Document Date: 12-30-2014
Preparation Date: 01-27-2015
Document Type: AGREEMENT
Document Page Count: 52
PRESENTER:

TO BE PICKED UP BY COMMONWEALTH
COMMONWEALTH LAND TITLE INSURANCE CO.
140 EAST 45TH STREET, 22ND FLOOR
NEW YORK, NY 10017
212-949-0100
ROSEMARIE.TREPPEDI@FNF.COM/ny140055

RETURN TO:

TO BE PICKED UP BY COMMONWEALTH
COMMONWEALTH LAND TITLE INSURANCE CO.
140 EAST 45TH STREET, 22ND FLOOR
NEW YORK, NY 10017
212-949-0100

Borough	Block	Lot	Unit	Address
BROOKLYN	167	13	Entire Lot	333 SCHERMERHORN STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
PARTY 1:

HUB ASSOCIATES, LLC
C/O STEINER NYC, LLC, 15 WASHINGTON AVENUE
BROOKLYN, NY 11205

PARTY 2:

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND
DEVELOPMENT, 100 GOLD STREET
NEW YORK, NY 10038

FEES AND TAXES
Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 297.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**


Recorded/Filed 02-05-2015 11:51

City Register File No.(CRFN):

2015000040296

Ganette McMill

City Register Official Signature

IH Agreement - R10 and Designated Areas (The HUB)

REGULATORY AGREEMENT

BETWEEN
THE CITY OF NEW YORK
AND
HUB ASSOCIATES, LLC

<u>Block(s)</u>	<u>Lot(s)</u>	<u>Address(es)</u>
167	13	333 Schermerhorn Street

County: Kings

RECORD AND RETURN TO:
Dorka Pinnix
Department of Housing Preservation
and Development
Office of Legal Affairs
100 Gold Street, Room 5S8
New York, NY 10038

The HUB IH Agreement - R10 and Designated Areas

REGULATORY AGREEMENT

AGREEMENT made this 30 day of December, 2014, between **HUB ASSOCIATES, LLC**, a limited liability company formed pursuant to the laws of the State of New York, ("Applicant"), having an office at c/o Steiner NYC, LLC, 15 Washington Avenue, Brooklyn, New York 11205, and the **CITY OF NEW YORK** (the "City"), a municipal corporation acting by and through its **DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT** ("Department"), having an office at 100 Gold Street, New York, NY 10038.

WHEREAS, Applicant is owner in fee simple of the premises located in the County of Kings, City and State of New York, known as and by the street address 333 Schermerhorn Street, identified as Block 167, Lot 13 on the Tax Map of the City (as improved pursuant to this Regulatory Agreement), (the "Premises"), more particularly described in Exhibit A attached hereto and made a part hereof, and intends to construct improvements on such Premises, which improvements will constitute Affordable Housing within the meaning of Section 23-911 of the New York City Zoning Resolution (the "Resolution") and the Inclusionary Housing Program Guidelines (the "Guidelines") (the Guidelines and Resolution are collectively referred to as the "Program"); and

WHEREAS, the Department has been duly authorized to administer the Program, including the execution of a Regulatory Agreement between the Department and Applicant for Floor Area Compensation under the Program (the "Agreement"); and

WHEREAS, Applicant has filed with the Department an Affordable Housing Plan (the "Plan") pursuant to Section 23-961(d) of the Resolution, attached hereto and made a part hereof as Exhibit B (the "Plan"), and the Department has evaluated and approved the Plan as such terms and requirements of the Plan are reflected in this Agreement; and

WHEREAS, Applicant intends to provide Low Income Floor Area (as defined in Section 23-911 of the Resolution (the "Affordable Housing Units")) to be affordable to and occupied by families having less than or equal to the Low Income Limit in order to enable one or more new multiple dwellings (the "Compensated Development(s)"), to be eligible under the Program for Floor Area Compensation pursuant to Section 23-951 (R10) or Section 23-952 (Inclusionary Housing designated areas) of the Resolution; and

WHEREAS, the parties hereto wish to enter into this Agreement to set forth the rights and obligations hereunder;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is hereby agreed as follows:

1. Capitalized terms not specifically defined herein shall have the meaning set forth in the Program.
2. Applicant will create, through new construction, One Hundred and Three (103) Affordable Housing Units pursuant to the building plans submitted to and approved by the Department ("Building Plans"), for the building to be located at the Premises (the

IH Agreement - R10 and Designated Areas (The HUB)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

DEPARTMENT OF HOUSING PRESERVATION AND
DEVELOPMENT OF THE CITY OF NEW YORK

By: 
Louise Carroll
Assistant Commissioner, Inclusionary Housing

HUB ASSOCIATES, LLC

By: 
Douglas C. Steiner
Authorized Signatory

APPROVED AS TO
FORM BY STANDARD
TYPE OF CLASS FOR USE
UNTIL April 30, 2015

/s/ Howard Friedman
Howard Friedman
Acting Corporation Counsel

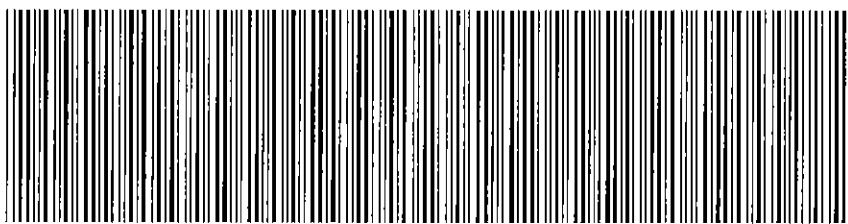
The Hub - 333 Schermerhorn
333 Schermerhorn, Brooklyn, NY

Unit Summary		Construction Floor #	Marketing Floor #	Apt #	# Bdrms	Net Sq. Ft.
# Bdrms	Units	36		36 M	1	581
0 Bdrm	33	35		35 M	1	581
1 Bdrm	51	34		34 M	1	581
2 Bdrm	19	33		33 M	1	581
Total	103	32		32 M	1	581

15		15 Q	0	446
15		15 P	1	580
15		15 M	2	786
15		15 D	0	405
15		15 A	1	582
14		14 Q	0	446
14		14 P	1	580
14		14 M	2	786
14		14 D	0	405
14		14 A	1	582
13		13 Q	0	446
13		13 P	1	580
13		13 M	2	786
13		13 D	0	405
13		13 A	1	582
12		12 Q	0	446
12		12 P	1	580
12		12 M	2	786
12		12 D	0	405
12		12 A	1	582
11		11 Q	0	446
11		11 P	1	580
11		11 M	2	786
11		11 D	0	405
11		11 A	1	582
10		10 M	2	786
10		10 D	0	407
9		9 Q	0	446
9		9 M	2	786
9		9 D	0	407
9		9 B	1	583
9		9 A	1	582
8		8 Q	0	446
8		8 M	2	786
8		8 D	0	407
8		8 B	1	583
8		8 A	1	582
7		7 Q	0	446
7		7 M	2	786
7		7 D	0	407
7		7 B	1	583
7		7 A	1	582
6		6 Q	0	446

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2019100201121041001E4E8B
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 2
Document ID: 2019100201121041
Document Date: 09-26-2019
Preparation Date: 10-08-2019
Document Type: FEDERAL LIEN-IRS
Federal Lien Serial Number: 383587519
Document Page Count: 1
PRESENTER:

INTERNAL REVENUE SERVICE
135 HIGH STREET, STOP 155
HARTFORD, CT 06103
800-913-6050
ACRIS_LIENS@FINANCE.NYC.GOV

RETURN TO:

INTERNAL REVENUE SERVICE
CINCINNATI IRS CAMPUS
P.O. BOX 145595
CINCINNATI, OH 45250-5595

Borough
Block Lot
**PROPERTY DATA
Unit Address**
Property Type:
CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES
DEBTOR:

GABRIEL MOMBRUN
333 SCHERMERHORN ST APT 12M
BROOKLYN, NY 11217-1477

SECURED PARTY:

INTERNAL REVENUE SERVICE
135 HIGH STREET, STOP 155
HARTFORD, CT 06103

FEES AND TAXES
Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ EXEMPT

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 10-08-2019 14:58

City Register File No. (CRFN):

2019000326281


Annette McMill

City Register Official Signature

Form 668 (Y)(c) (Rev. February 2004)	18332	Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
--	-------	--

Area: SMALL BUSINESS/SELF EMPLOYED AREA #1 Lien Unit Phone: (800) 829-3903	Serial Number 383587519	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer GABRIEL MOMBRUN

Residence 333 SCHERMERHORN ST APT 12M
BROOKLYN, NY 11217-1477

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015	XXX-XX-9521	04/23/2018	05/23/2028	117771.22

Place of Filing Register's Office Kings County Brooklyn, NY 11201	Total \$ 117771.22
--	--------------------

This notice was prepared and signed at MANHATTAN, NY, on this,

the 26th day of September, 2019.

Signature <i>Elvin Dean Coney</i> for S. MCGUIGAN	Title ACS SBSE (800) 829-3903 21-00-0008
--	---

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

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🕒 ADDRESS & PROPERTY HISTORY

OCTOBER 2011 - MARCH 2020

212 S Oxford St Apt 5f
Brooklyn, NY 11217



There are **3 Property Records** associated with Gabriel, which may include:

DECEMBER 2017 - FEBRUARY 2020

333 Schermerhorn St Apt 12m
Brooklyn, NY 11217

APRIL 1991 - APRIL 2012

1329 E 36th St
Brooklyn, NY 11234

DETAILS ▶

EXHIBITS C



→ Savoy Park

→ 45 W 139th Street, Manhattan, NY 10037

PROPERTY TYPE:
Affordable, Preservation

NUMBER OF UNITS:
1,800

PROPERTY SIZE:
1,034,818 SF

Savoy Park is an 1,800-unit rental property located in Central Harlem. Over half of the apartments at Savoy Park are income restricted and every unit is rent-regulated, ensuring that the community remains affordable long-term. The 13-acre campus occupies the block where the Savoy Ballroom once stood, where legends like Ella Fitzgerald, Duke Ellington and Count Basie once played. Originally constructed in 1959, each 17-story elevator building features newly renovated apartments with modern kitchens and bathrooms within large, flexible layouts. Many units showcase stunning views of the East River, Manhattan skyline, and other notable landmarks like Yankee Stadium and the George Washington Bridge.

The Harlem Armory. Savoy Park

→ **Victor M Hernandez | New York, New York**

→ **Age: 62**

→ **Relatives:** Walter A Hernandez, Amanda M Hernandez, Guillermo A Hernandez

→ **Phone Number:** 718-892-8167, 646-329-5032

→ **Email:** vict****@aol.com, victor fo*****@yahoo.com

→ **Addresses:** 15 W 139th St Apt 15m, New York, NY; 252 E 4th St Apt 4a, New York, NY; 1610 Metropolitan Ave, Bronx, NY

→ **Previous Locations:** Brooklyn, NY

→ **Job Title:** Director Of Marketing And Affordability Oversight at New York City Department Of Housing Preservation And Development

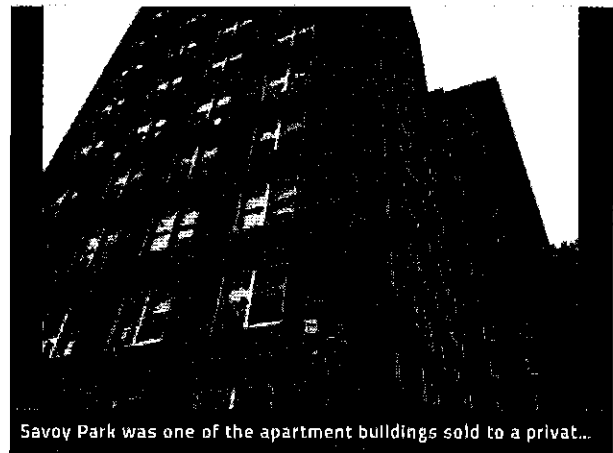
SAVOY PARK

HARLEM — Worries that affordable housing is being sold to private equity firms driven by profit have advocates asking the city to have closer scrutiny of the transactions.

New York Communities for Change said L+M Development Partners' recent sale of Savoy Park, at 2300 Fifth Ave., and The Aspen, at 1955 1st Avenue, to two investment firms

raises concerns about how affordable housing agreements the buildings have with the city will be managed.

The advocacy group voiced its concerns in a recent report, claiming the city “is subsidizing the deals that are pushing gentrification.”

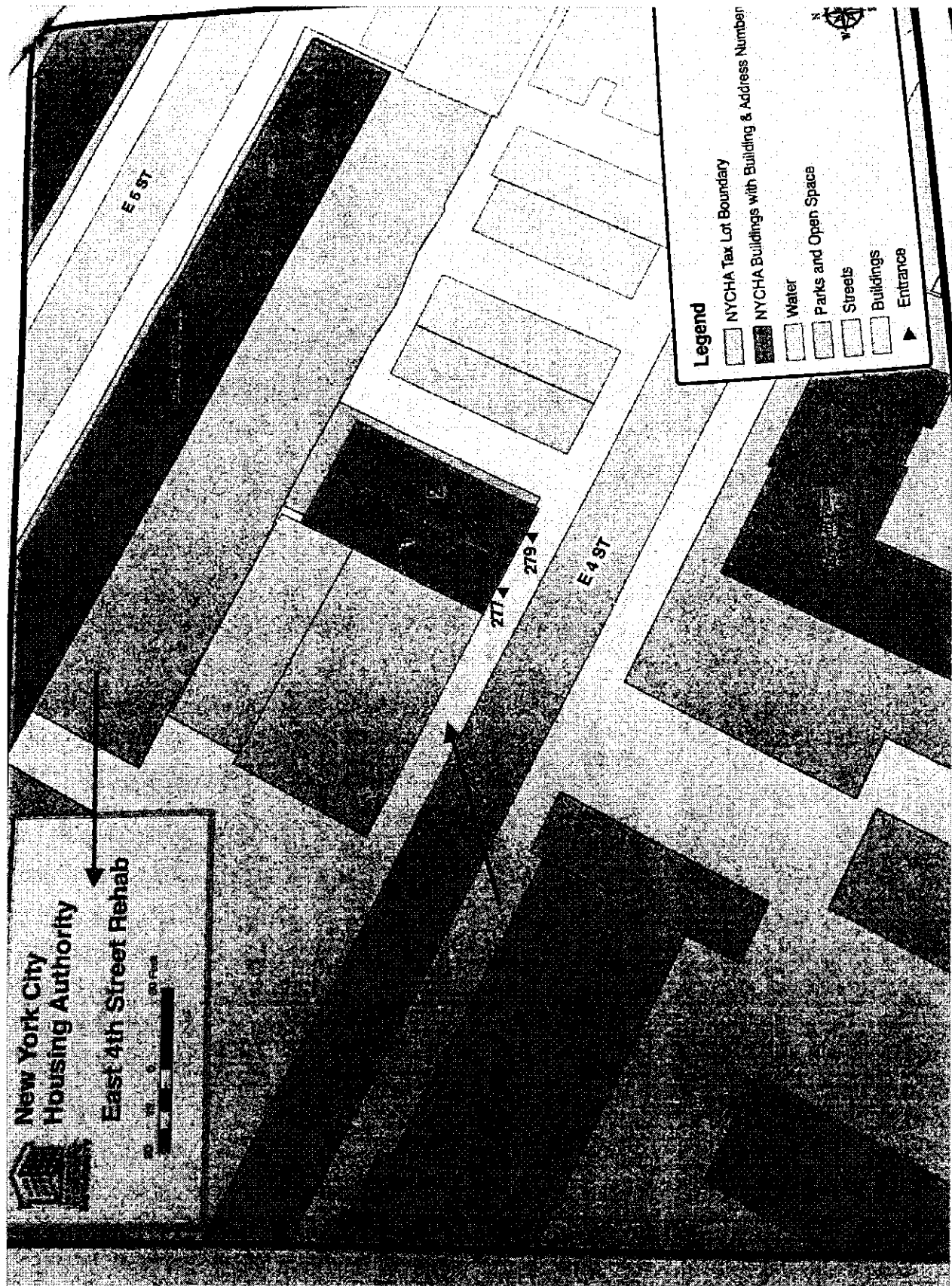


Savoy Park was one of the apartment buildings sold to a privat...

[▲ View Full Caption](#)

DNAinfo/Dartunorro Clark

252 East 4TH Street, #4a



1610 Metropolitan Ave, Park Chester, Bronx

 chum338.blogs.wesleyan.edu/parkchester-apartments-3/



Parkchester's 12,262 apartments, with over 12,000 Frigidaire refrigerators,[3] 97,300 doors, and 60,000 windows were in 51 different buildings, built with 110 million bricks, and 120 million pounds of structural steel.[4] When the kitchen cabinets were ordered for the complex's kitchens, it was the largest order of kitchen cabinets ever placed in the history of the nation.[5] Buildings ranged from eight to twelve stories high (roughly half were eight stories), built of red brick. Parkchester was the largest integral housing project ever to be planned and built in the U.S. up to that time. Parkchester had its own 2,000 seat movie theater, the very first branch of Macy's department store, a drug store, supermarkets, bars, hotels, delis, and much more.[6] It took three years and \$50 million to build[7] – making it the second most valuable property New York (second only to Rockefeller Center).[8]

The hope for Parkchester was that it could provide high quality housing that would be affordable to middle-income New Yorkers. The apartments rented for about \$12 per room per month. While rent for a Parkchester apartment was not as low as the U.S. Housing Authority's subsidized "low rent housing," Parkchester was still quite inexpensive for the area. For a nearby modern six-story apartment which might be comparable to Parkchester apartments, rent could be expected to be between \$18 and \$28 dollars per room per month.[9] And Parkchester apartments were spacious — almost comparable to privately owned homes in the area[10] — ranging from 577 square feet for one bedroom to 967 square feet for three bedrooms.[11]

MR. HERNANDEZ ANNUAL SALARY

ANNUAL SALARY: \$120,000

GovSalaries

Job Salaries

Explore Payrolls

Choose State

Person

p.g. John Smith

Search

Key Data

Year	2017
Full Name	Victor Hernandez M
Job Title	Administrative Real Property Manager

[Get Administrative Real Property Manager Salary Statistics >](#)

State	New York
Employer	Housing Preservation & Developmt
Annual Wage	\$120,092
Monthly Wage	\$10,008